







Reception Room

 $3.47m \times 3.50m (11' 5" \times 11' 6")$ Double glazed window to the front.

Reception Room

Window to rear.

Kitchen Area

 $3.75m \times 1.96m (12' 4" \times 6' 5")$ Double window and door to side.

Bathroom Area (no Fittings)

2.67m x 1.83m (8' 9" x 6' 0")

Bedroom 1

 $3.51m \times 3.51m (11' 6" \times 11' 6")$ Double glazed window to the front.

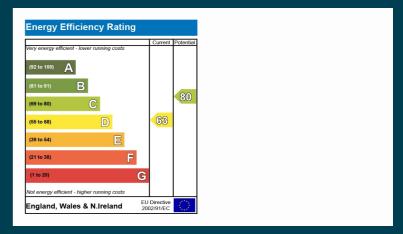
Bedroom 2

 $3.51m \times 3.79m (11' 6" \times 12' 5")$ Double glazed window to the rear.

Outside

Rear Yard.









OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ 01782 970222

hello@oneagencygroup.co.uk

Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.